Karen Johnson Davidson County
Batch# 1246085 DEEDWARR
03/14/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,574.90
20250314-0018702

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250113**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,777,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2025. Notary Public My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Damon Nicholas Waldron and Elizabeth Murray Bricken 1608 Gartland Avenue Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ c/o UNITED WHOLESALE MTG, LLC 100 SOUTH BLVD, EAST PONTIAC, MI 48341	Tax Information: Tax Parcel ID No. 083-10-0-154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Brandenburger, Trustee of The William Brandenburger Revocable Trust dated April 9, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Damon Nicholas Waldron, unmarried, and Elizabeth Murray Bricken, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Map of W. R. Cornelius, Jr. Subdivision, of record in Plat Book 57, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM BRANDENBURGER, by deed from CHRISTOPHER SARTIN AND GEORGIA SARTIN, of record in Instrument No. 20160404-0031945, dated March 31, 2016, said Register's Office.

Being the same property conveyed to WILLIAM BRANDENBURGER, TRUSTEE OF THE WILLIAM BRANDENBURGER REVOCABLE TRUST DATED APRIL 9, 2015, by deed from WILLIAM BRANDENBURGER, of record in Instrument No. 20160418-0036921, dated April 15, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 083-10-0-154.00.

Matters shown on the Plan of record in Plat Book 57, page 124, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20221122-0123703, said Register's Office.

This is improved property located at 1608 Gartland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2025.

The William Brandenburger Revocable Trust dated April 9, 2015

By: William Brandenburger, Trustee

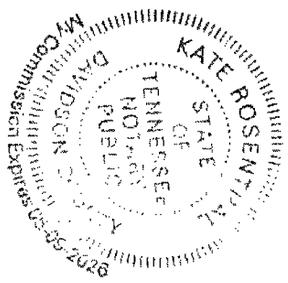
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Brandenburger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The William Brandenburger Revocable Trust dated April 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 7. 2025.

Affiant Signature

12th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028